

IN RE: PETITION FOR ZONING VARIANCE
Corner of N/S Seminary Avenue
and E/S of Thornton Road
8th Election District
3rd Councilmanic District
Seminary Overlook Ltd.
Partnership
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-391-A
*

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above captioned matter originally came before the Zoning Commissioner as a Petition for Variance for that subdivision known as Seminary Overlook. Specifically, the Petition requested four (4) variances as they relate to distances between proposed dwellings within the subdivision. By my Order of May 26, 1992, the Petition was granted, with restrictions.

Following the issuance of my Order, counsel for the Petitioner advised that Restriction 2 of said Order erroneously characterized the agreement by and between the Developer and certain residents of the locale who appeared as Protestants. Specifically, counsel advised that the Developer had agreed to maintain a split rail fence on the west side of the tract or plant trees in place of the fence. The original restriction referenced only the maintenance of the split rail fence. Under these circumstances, my Order shall be reflected to amend the aforementioned agreement.

NOW, THEREFORE, it is ordered by the Zoning Commissioner for Baltimore County this 27th day of August, 1992 that the Order rendered on May 26, 1992 in this case be and is hereby amended so as to delete Restriction No. 2 in its entirety and in lieu thereof state:

2. After construction by the Developer, the homeowners association will either maintain the

split rail fence on the west side of the tract or plant trees in place of the fence. Trees will be planted next to Lots 1 and 2 on Block E and Lots 24, 25 and 26 on Block D; and,

IT IS FURTHER ORDERED that the terms of the Findings of Fact and Conclusions of Law and Order issued on May 26, 1992 are hereby readopted and incorporated herein as if fully set forth, except as expressly modified; and,

IT IS FURTHER ORDERED that any appeal from this Amended Order must be filed within thirty days from the date hereof in accordance with the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 8/27/92
By Mr. Grant

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Page 113, Contention
301 Washington Avenue
Baltimore, MD 21201

(410) 387-1386

August 27, 1992

Benjamin Bronstein, Esquire
Evans, George and Bronstein
Susquehanna Building, Suite 205
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case No. 92-391-A
Seminary Overlook Ltd. Partnership

Dear Mr. Bronstein:

In response to your letter dated June 1, 1992, please find enclosed my Amended Order regarding the above captioned case. This Order reflects the replacement of Restriction No. 2, as requested. My apologies for the delay in submitting this to you.

However, if you have any questions regarding this Amended Order, please do not hesitate to contact me.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

att.

cc: Mrs. Diodre Marlowe
Mrs. Michael Scher
Mr. and Mrs. Granger G. Sutton
Mr. Arthur Trump

IN RE: PETITION FOR ZONING VARIANCE
Corner of N/S Seminary Avenue
and E/S of Thornton Road
8th Election District
3rd Councilmanic District
Seminary Overlook Ltd.
Partnership
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-391-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for that subdivision known as Seminary Overlook, located in the Lutherville section of Baltimore County. Specifically, the Petitioner requests four (4) variances, as they relate to distances between the proposed dwellings. These variances are: (1) from Section 1801.2.c.1 to permit 30 ft. distance between buildings of 30 to 40 ft. in height, in lieu of the required 40 ft.; (2) from Section 1801.2.c.2.b. and Section V.B.6.c (CMDP) to permit a distance of 30 ft. between the centers of facing windows in lieu of the required 40 ft.; (3) a variance from Section 504 and Section V.B.6.b. (CMDP) to permit distances of 5 ft. and 10 ft. from a window to a side yard lot line in lieu of the required 15 ft.; (4) from Section 1801.2.c.2.a and Section V.B.5.a (CMDP) to permit a distance of 30 ft. from a tract boundary to a window in lieu of the required 35 ft. All of the proposed variances and lots, which are subject to this request, are more particularly shown on Petitioner's Exhibit No. 1, the site plan to accompany the Petition.

The Petitioner, Seminary Overlook Limited Partnership, by Stewart J. Greenbaum, President of Seminary Overlook, Inc., General Partner, appeared and was represented by Benjamin Bronstein, Esquire. Also appearing and testifying in support of the Petition was Charles Bailey, the landscape

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architect for this project, and Frederick Chadsey, the engineer who prepared the site plan. Also appearing in support of the Petition were Philip Kenney and Henry Wright, neighbors of the subdivision. Appearing in opposition to the Petition were Deidre Marlowe, Michael Scher, Barbara Sutton, Granger G. Sutton and Arthur Trump, all residents of the subject locale.

Mr. Greenbaum introduced the site plan and explained the project. He testified that his company owns the property and is now in the process of selling lots to three different builders, namely, Richmond American, Talles and Landmark Homes. These builders will construct houses on the lots within this subdivision. The houses are expected to be sold to the public for \$275,000 to \$350,000.00. Construction is scheduled to begin soon with occupancy on the first unit by the end of 1992.

Charles Bailey, the landscape architect also testified. He noted that the density requirements for the subject site permitted 270 units, however, only 177 were proposed. Further CRG approval for the project was granted on July 13, 1989. Echoing Mr. Greenbaum's testimony, Mr. Bailey noted that the sole purpose of the variances was to enable the builders to construct side load garages.

Frederick Chadsey also testified in favor of the Petition. He explained in detail the proposed plans and noted the public's preference and esthetical considerations which encourage side load rather than front load garages. That is, the side road garages will present a better street appearance for the subdivision and provide a better esthetic scheme for the proposed residences. Mr. Chadsey also noted that, under the new Comprehensive Manual for Development Process (CMDP), the subject variances would not be necessary. Those standards are lesser than those which are

in effect in 1989 and are, therefore, binding on this subdivision because of CRG approval at that time. Mr. Chadsey also noted that density is not affected by the variances and opined that the Petitioner would suffer practical difficulty if the variances were denied.

In considering the comments of the Protestants, it is clear that many were uncertain as to the nature of the hearing before me. Their questions were more directed towards storm water management concerns, landscaping and density. Although these concerns are well founded, they are not actually relevant to the nature of the question of the variances before me. That is, I am required to adjudge the variances based on their own merits. The development process, which has been concluded, is where the Protestants' concerns should have been addressed. Notwithstanding the process, however, the Petitioner will acquiesce to any restriction regarding landscaping on certain portions of the property. Specifically, he will agree that lots 1 and 2 on block E and lots 24, 25 and 26 on block D will be landscaped and that the split rail fence on the west side of the tract next to those lots will be maintained. Maintenance will be the obligation of the developer during construction and the homeowners association of this community, thereafter.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxa-

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Date 8/27/92
By Mr. Grant

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tion than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variance will be in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of May, 1992 that a variance from Section 1801.2.c.1 to permit 30 ft. distance between buildings of 30 to 40 ft. in height, in lieu of the required 40 ft., be and is hereby GRANTED; and,

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By Mr. Grant

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IT IS FURTHER ORDERED that a variance from Section 1801.2.c.2.b. and Section V.B.6.c (CMDP) to permit a distance of 30 ft. between the centers of facing windows, in lieu of the required 40 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 504 and Section V.B.6.b. (CMDP) to permit distances of 5 ft. and 10 ft. from a window to a side yard lot line, in lieu of the required 15 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1801.2.c.2.a and Section V.B.5.a (CMDP) to permit a distance of 30 ft. from a tract boundary to a window, in lieu of the required 35 ft., all in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

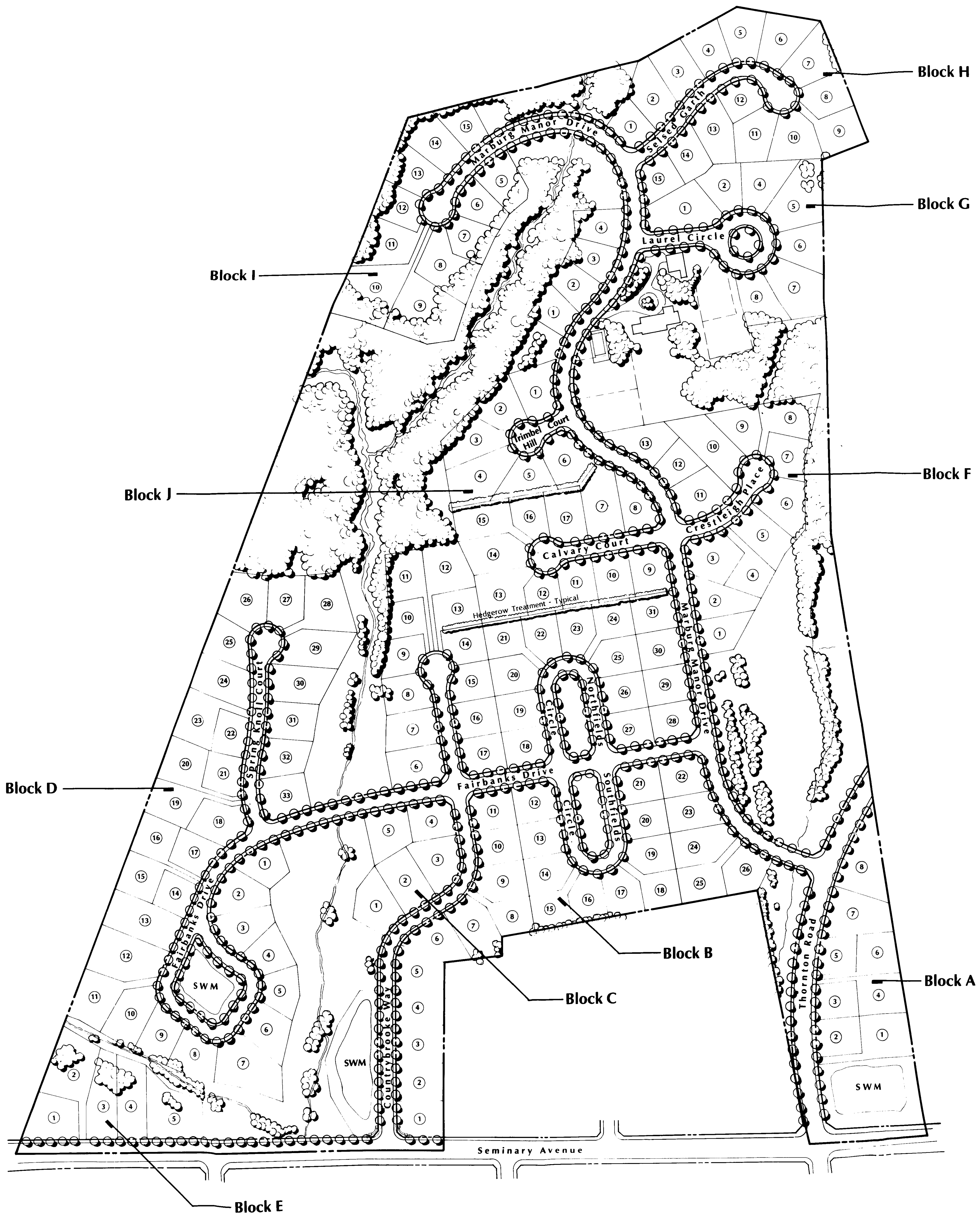
2. After construction by the developer, the homeowners association will maintain the split rail fence on the west side of the tract next to lots 1 and 2 on block E and lots 24, 25 and 26 on block D.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

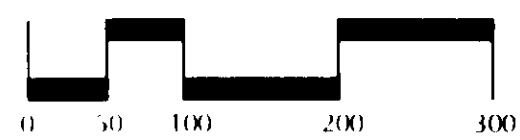
ORDER RECEIVED FOR FILING
Date 8/27/92
By Mr. Grant

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This is an illustrative plan only,
and is subject to change.

Scale: 1"=100'



March 1992

Illustrative Plan

SEMINARY OVERLOOK

BALTIMORE COUNTY, MARYLAND

Greenebaum & Rose Associates, Inc.

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-486

May 22, 1992

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Suite 205
Towson, Maryland 21204

RE: Petition for Zoning Variance
Seminary Overlook Ltd. Partnership
Case No. 92-391-A

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned cases. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mm

cc: Mr. Charles Bailey
Mr. Rick Chadsey
Mrs. Deidre Marlowe
Mrs. Michael Scher
Mr. and Mrs. Granger G. Sutton
Mr. Arthur Trump

92-391-A

414



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Seminary Avenue & Thornton Road
which is presently zoned DR 2 & DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner of the property, hereby petition for a Variance from Section 1801.2c.1 to permit 30 feet distances between buildings of 30 to 40 feet in height in lieu of the required 40 feet. (See chart attached hereto for subject lot numbers.)

As per attached Schedule

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
- The site is extremely tight with numerous environmental restraints.
 - Window to window, height to height, window to property line & window to tract boundary setbacks are too restrictive in these zonings. In fact these setbacks are being reduced by the new CMPD.
 - Size of lots & terrain make it impossible to build a modern home & meet the requirements of the zoning regulations.
 - The restrictive covenants and public demand in this area require the erection of larger homes.
- Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Purchaser/Leasee
SEMINARY OVERLOOK LTD. PTNR.
SEMINARY OVERLOOK, INC. GENERAL PARTNER

Stewart J. Greenbaum
Signature
STEWART J. GREENBAUM, PRESIDENT

1829 Reisterstown Road, Suite 410
Address

Baltimore, Maryland 21206
City State Zipcode

Attorney for Petitioner
BENJAMIN BRONSTEIN

Lawrence E. Schmidt
Signature
Lawrence E. Schmidt

29 W. Susquehanna Ave., Suite 205
Address

Baltimore, Maryland 21204
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Legal Owner(s): SEMINARY OVERLOOK LTD. PTNR.
BY: SEMINARY OVERLOOK, INC. GENERAL PARTNER

Stewart J. Greenbaum
Signature
STEWART J. GREENBAUM, PRESIDENT

1829 Reisterstown Road, Suite 410
Address

Baltimore, Maryland 21206
City State Zipcode

Attorney for Petitioner
BENJAMIN BRONSTEIN

Lawrence E. Schmidt
Signature
Lawrence E. Schmidt

29 W. Susquehanna Ave., Suite 205
Address

Baltimore, Maryland 21204
City State Zipcode

Office Use Only
ESTIMATED LENGTH OF HEARING: _____
minutes for Hearing

ALL _____ OTHER _____
REVIEWED BY: _____ DATE: _____

92-391-A

Variances Requested

- Variance from Section 1801.2c.1 to permit 30 feet distances between buildings of 30 to 40 feet in height in lieu of the required 40 feet. (See chart attached hereto for subject lot numbers.)
- Variance from Section 1801.2c.2.b and Section V.B.6.c (CMPD) to permit a distance of 30 feet between the centers of facing windows in lieu of the required 40 feet. (See chart for subject lot numbers.)
- Variance from Section 504 and Section V.B.6.b. (CMPD) to permit distances of 5 feet and 10 feet from a window to a side yard lot line in lieu of the required 15 feet. (See chart for subject lot numbers.)
- Variance from Section 1801.2c.2.a and Section V.B.5.a (CMPD) to permit a distance of 30 feet from a tract boundary to a window in lieu of the required 35 feet. (See chart for subject lot numbers.)

92-391-A

VARIANCE	1. HEIGHT TO HEIGHT	2. WINDOW TO WINDOW	3. WINDOW TO LOT LINE	4. WINDOW TO TRACT BNDRY
REQUIRED	40	40	15	35
REQUESTED	30	30	5	30
LOT/BLOCK				
1/BLK. A	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
1/BLK. B	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
9	X	X	X	X
10	X	X	X	X
11	X	X	X	X
12	X	X	X	X
13	X	X	X	X
14	X	X	X	X
15	X	X	X	X
16	X	X	X	X
17	X	X	X	X
18	X	X	X	X
19	X	X	X	X
20	X	X	X	X
21	X	X	X	X
22	X	X	X	X
23	X	X	X	X
24	X	X	X	X
25	X	X	X	X
26	X	X	X	X
1/BLK. C	X	X	X	X

92-391-A

VARIANCE	1. HEIGHT TO HEIGHT	2. WINDOW TO WINDOW	3. WINDOW TO LOT LINE	4. WINDOW TO TRACT BNDRY
REQUIRED	40	40	15	35
REQUESTED	30	30	5	30
LOT/BLOCK				
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
9	X	X	X	X
10	X	X	X	X
11	X	X	X	X
12	X	X	X	X
13	X	X	X	X
14	X	X	X	X
15	X	X	X	X
16	X	X	X	X
17	X	X	X	X
18	X	X	X	X
19	X	X	X	X
20	X	X	X	X
21	X	X	X	X
22	X	X	X	X
23	X	X	X	X
24	X	X	X	X
25	X	X	X	X
26	X	X	X	X
27	X	X	X	X
28	X	X	X	X
29	X	X	X	X
30	X	X	X	X
31	X	X	X	X
1/BLK. D	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
9	X	X	X	X
10	X	X	X	X

92-391-A

VARIANCE	1. HEIGHT TO HEIGHT	2. WINDOW TO WINDOW	3. WINDOW TO LOT LINE	4. WINDOW TO TRACT BNDRY
REQUIRED	40	40	15	35
REQUESTED	30	30	5	30
LOT/BLOCK				
11	X	X	X	X
12	X	X	X	X
13	X	X	X	X
14	X	X	X	X
15	X	X	X	X
16	X	X	X	X
17	X	X	X	X
18	X	X	X	X
19	X	X	X	X
20	X	X	X	X
21	X	X	X	X
22	X	X	X	X
23	X	X	X	X
24	X	X	X	X
25	X	X	X	X
26	X	X	X	X
27	X	X	X	X
28	X	X	X	X
29	X	X	X	X
30	X	X	X	X
31	X	X	X	X
32	X	X	X	X
33	X	X	X	X
1/BLK. E	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
1/BLK. F	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
9	X	X	X	X
10	X	X	X	X
11	X	X	X	X
12	X	X	X	X

92-391-A

VARIANCE	1. HEIGHT TO HEIGHT	2. WINDOW TO WINDOW	3. WINDOW TO LOT LINE	4. WINDOW TO TRACT BNDRY
REQUIRED	40	40	15	35
REQUESTED	30	30	5	30
LOT/BLOCK				
13	X	X	X	X
14	X	X	X	X
15	X	X	X	X
1/BLK. G	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
9	X	X	X	X
10	X	X	X	X
1/BLK. H	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
9	X	X	X	X
10	X	X	X	X
11	X	X	X	X
12	X	X	X	X
13	X	X	X	X
14	X	X	X	X
15	X	X	X	X
1/BLK. I	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
9	X	X	X	X
10	X	X	X	X
11	X	X	X	X
12	X	X	X	X

92-391-A

VARIANCE	1. HEIGHT TO HEIGHT	2. WINDOW TO WINDOW	3. WINDOW TO LOT LINE	4. WINDOW TO TRACT BNDRY
REQUIRED	40	40	15	35
REQUESTED	30	30	5	30
LOT/BLOCK				
13	X	X	X	X
14	X	X	X	X
15	X	X	X	X
1/BLK. J	X	X	X	X
1	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
9	X	X	X	X
10	X	X	X	X
11	X	X	X	X
12	X	X	X	X
13	X	X	X	X
14	X	X	X	X
15	X	X	X	X
16	X	X	X	X
17	X	X	X	X

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: April 27, 1992

SUBJECT: Seminary Overlook

INFORMATION: 414
Item Number:
Petitioner: Seminary Overlook Ltd. Ptnr.
Property Size: 105.38 acres
Zoning: DR 2 and DR 3.5
Requested Action: Variances

Hearing Date: 5/1/92
SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting variances: to allow 30' distances between houses, to allow 30' between facing windows, to allow distances of 5' and 10' from window to a side yard lot line and to allow a distance of 30' from tract boundary to window.
The Office of Planning and Zoning recommends DENIAL of the petitioners request. This particular site has environmental constraints which prevented the developer from utilizing the entire acreage of the site. Therefore, in order to maximize the density that would have been allowed the developer is creating lots that do not meet minimum standards. Maximization of density is a function of site conditions. In some cases, it is not possible to build out to the allowable number of units because of site constraints.

414.ZAC/ZAC1

Pg. 1

ZAC COMMENTS
The subject property received CRG approval on 07/13/89. At that time considerable effort was directed towards creating a sensitive, innovative site design. The request for blanket variances usually signals that 1) the developer is requesting variances in order to build innovative housing types such as zero lot line or zipper lot type project; or 2) the developer wishes to provide larger homes on smaller lots. In this particular case the latter applies.

The petitioner states on the variance application (comment #4) "the restrictive covenants and public demand in this area require the erection of larger homes". By allowing the developer to construct larger houses on smaller than minimum sized lots this subdivision will be out of character with the surrounding community.

In addition, although the requested variances may meet the new C.M.D.P. regulations the development was not approved through the new development process nor subject to the new design guidelines which were also generated along with the new standards.

The Office of Planning and Zoning recommends that the developer eliminate some lots in order to conform to the zoning regulations.

Prepared by: Jennifer Hickey

Division Chief: Eric McDaniel

rdn

414.ZAC/ZAC1

Pg. 2

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

April 15, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Comments

The agenda for the zoning advisory committee meeting of April 13, 1992 has been reviewed by the Department of the Environmental Protection and Resource Management staff.

There is no comment for the following item numbers:

392
398
399
400
401
404
407
408
413
414
417

SSF:rmp

ZNG.NCS/GWRMP

RECEIVED
MAY 20 1992
OFFICE

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

APRIL 15, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: SEMINARY OVERLOOK LTD. PRNR.

Location: CORNER OF N/S SEMINARY AVENUE

Item No.: 414 (MJK) Zoning Agenda: APRIL 13, 1992

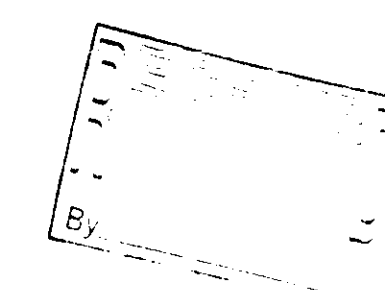
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK



Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: [Signature] Date: 5/4/92

Project Name File Number	Waiver Number	Zoning Issue	Meeting Date
10201-19 Dolfield Road		407 ✓	4-13-92
RP		No Comments	
200 Norris Ave.		408 ✓	
RP		No Comments	
2824-2828 Paper Mill Road (Victoria Woods CRG)		412 ✓	
RP		No Comments	
13024 Gent Road (Manly Property (minor sub expanded to CRG))		413 ✓	
RP		No Comments	
Seminary Overlook (Seminary & Thornton) CRG		414 ✓	
RP		No Comments	
2200 Joppa Road		417 ✓	
RP		No Comments	
1001 Oakland Road		418 ✓	
RP		No Comments	
Brookview II (Related to CRG refinement)		419 ✓	
DEPRM RP (AT EIRD)		No Comments	

COUNT 20

4 Hilltop Road North	420 ✓	4-20-92
DEPRM RP (AT EIRD)		No Comments
10609 Brooklawn Road	422 ✓	
RP		No Comments
8945 Satyr Hill Road	425 ✓	
DEPRM RP (AT EIRD)		No Comments
Green Spring Valley Hunt Club (30 Green Spring Valley Road)	426	No Comments
DEPRM RP (AT EIRD)		No Comments

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Larry Schmidt DATE: May 19, 1992

FROM: Pat Keller, Deputy Director

SUBJECT: Seminary Overlook - Amended Comments

INFORMATION:

Item Number: 414

Petitioner: Seminary Overlook Ltd-Partnership

Property Size: 105.38± acres

Zoning: DR 2, 3.5

Requested Action: Blanket variances to allow reduced building to building setbacks.

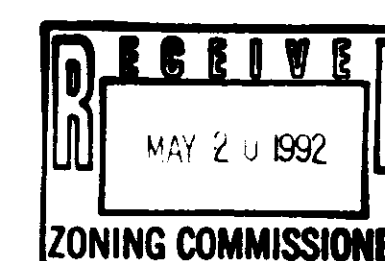
Hearing Date: 5/20/92

SUMMARY AND RECOMMENDATIONS:

On April 27, 1992 the Office of Planning and Zoning submitted written comments to the Zoning Advisory Committee regarding the petitioner's request. The recommendation in that correspondence was not favorable based upon staff's feeling that compliance with the new C.M.D.P. regulations should be commensurate with a new design or redesign of the existing site to increase the lot sizes which would then allow conformance with the regulations.

Staff also raised issues regarding the aesthetic implications of the request and the effect that the request would have on the built form of the subdivision. Since submitting our comments staff has met with the petitioner in order to address these concerns. Based upon conversations with the petitioners the following was disclosed.

The particular nature of the request was not based solely on the desire to provide larger homes on these lots. It is the petitioners desire to provide side access to the garages rather than front access. There is absolutely no doubt that this will provide a better streetscape amenity than front access garages. Staff requested and received a small site analysis which detailed the proposed effects of the changes (see attached).



Larry Schmidt
May 19, 1992
Page 2

It is the intent of the petitioner to sell a certain portion of the lots to other builders. Schematic building elevations were requested by staff and provided by the petitioner in order to show the types of buildings that would be used in the subdivision. The type of buildings anticipated for this development can be classified as a higher end (of the market) product.

The reduced setbacks between structures generated concerns of landscaping and treatment of the streetscape. Staff was informed that as a condition of building, each lot would be subject to rather stringent landscaping requirements that went beyond what is required by the Baltimore County Landscape Manual.

Based upon the additional information received, staff recommends APPROVAL of the petitioner's request subject to the following conditions.

1. Schematic building elevations, displayed as an Attachment to the petitioner's exhibits should be provided as part of the petition.
2. A copy of the landscaping requirements which the respective builders will be subject to should be provided as part of the petition.

PK:rdn
SCHMDT/TXTROZ

EVANS, GEORGE AND BRONSTEIN

6000 HANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

L. ROBERT EVANS
HARRIS, JAMES G. GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHOMEL
DOUGLAS A. STUBBS

June 1, 1992

The Honorable Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Courthouse
400 Washington Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
Seminary Overlook Ltd. Partnership
Case No. 92-391-A

Dear Commissioner Schmidt:

Thank you for your Order dated May 26, 1992. On behalf of the Petitioner I am requesting that you amend the language of condition number 2 of your Order to read as follows:

After construction by the developer, the homeowners association will either maintain the split rail fence on the west side of the tract or plant trees in place of the fence. Trees will be planted next to Lots 1 and 2 on Block E and Lots 24, 25, and 26 on Block D.

It was never the intention of the parties to maintain both a split rail fence and trees. The foregoing paragraph represents the agreement with the neighbors.

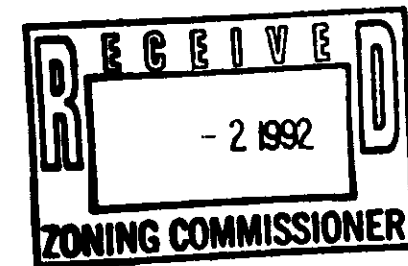
Thank you for your kind consideration.

Very truly yours,

EVANS, GEORGE AND BRONSTEIN

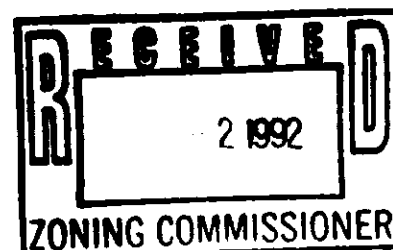
Benjamin Bronstein

BB/mlh



THE
FIELDS

AT SEMINARY HOMEOWNERS ASSOCIATION, INC.
10 Fiddlers Court - Lutherville, MD 21088-4758



May 25, 1992

Mr. Lawrence Schmidt
Baltimore County Zoning Commission
Room 113
400 Washington Avenue
Towson, MD 21202

RE: Variance Request 92-391-A

Dear Mr. Schmidt,

The Fields at Seminary Homeowners Association is opposed to Variance 92-391-A. It is our opinion that the variance would have a negative impact on the property values of the homes that are located in The Fields at Seminary. Although we are not opposed to the development of the property currently known as Overlook, we are opposed to the density of the project. More specifically, we are very concerned about its implications to traffic congestion, water run off and effect to the water table. We are not aware that the development of this property was ever intended for cluster zoning.

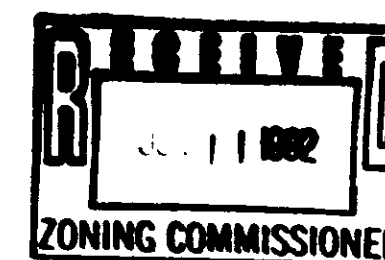
Respectfully,

Richard P. Brown
President

fields-1

THE
FIELDS

AT SEMINARY HOMEOWNERS ASSOCIATION, INC.
10 Fiddlers Court - Lutherville, MD 21088-4758



June 4, 1992

Mr. Lawrence Schmidt
Baltimore County Zoning Commission
Room 113
400 Washington Avenue
Towson, MD 21202

RE: Variance Request 92-391-A

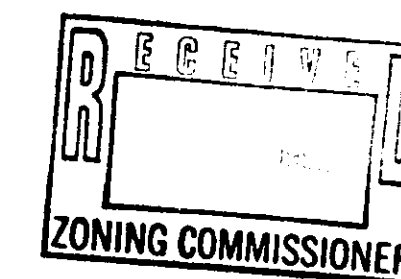
Dear Mr. Schmidt,

One May 25, 1992 The Fields at Seminary Homeowners Association advised you of our opposition to Variance 92-391-A. After a further review of the Variance, we have elected to rescind our objection.

Respectfully,

Richard P. Brown
President

fields-1



CHRISTOPHER M. HARVEY, M.D., F.A.C.R.
Radiology Associates, P.A.

Diagnostic Radiology
Computerized Tomography
Ls Dose Mammography
Ultrasound

Older Medical Center
7605 Older Drive
Towson, MD 21204
Phone: 625-8011

Residence
21 Scamdale Court
Lutherville, MD 21093
Phone: 296-0072

S. Lawrence Schmidt
Zoning Commissioner
400 Washington Avenue
Towson, Md. 21204

May 19, 1992

Dear Commissioner Schmidt,

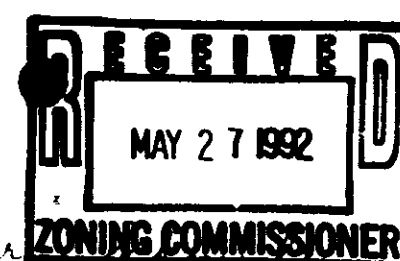
Unfortunately, neither of us was able to attend the meeting to be held today, but I understand our comments can be added to the file. We are writing to protest Variance 92-391-A, which concerns the development of a tract to be called Seminary Overlook. We reside in Seminary Ridge, and have done so for sixteen years. During this time, we have watched development after development roll in and obliterate the countryside. Some developments have been better planned than others, but a few have combined large houses and small property lots to the detriment of all.

We most certainly do not need yet another development of even larger houses to be placed on lots as small as 1/3 acre or less! We are crowded enough - come take a look if you don't believe it. Seminary Avenue has turned into a major thoroughfare, it seems. Open space is at a real premium in our area now - in fact, there is almost none left. It is criminal to develop and develop without consideration for those who live in the areas to be consulted. We really resent the hasty way in which this has been packaged and presented.

We would appreciate the denial of this variance, or, at least, a delay so that the plans can be examined further.

Sincerely,

Christopher M. Harvey, M.D.
Barbara C. Harvey
Barbara C. Harvey



Dear Mr. Schmidt,

We are writing to you to register our protest against Variance 92-391-A. As residents of the community and taxpayers, we feel the plans for Seminary Overlook must be revised. Presently the plans will mean more traffic, noise and reduced services in our area especially our schools. Not to mention the increase in water table pollution and erosion.

Your reputation as a concerned civil servant and an individual who cares about the environment assures us that you will personally insure that this matter is reviewed and alternative plans prepared if we can help, please let us know and we will

© Fiddlers Court, Inc.

DANIEL and CHARISSE WERNECKE
19 Hickory Knoll Court
Hillside at Seminary
Lutherville, Maryland 21093
410-321-8284

Zoning Commissioner
Room 113
400 Washington Avenue
Towson, Maryland 21204

Dear Sir or Madam:

We are writing to strongly protest Variance 92-391-A. We are residents of Hillside at Seminary and as such, have invested a substantial amount on our property.

We very concerned about the overcrowding in our public school (Riderwood Elementary) and with the Board of Education budget, see no relief in sight. The Seminary Overlook development is going to worsen the already unacceptable number of children in the classes.

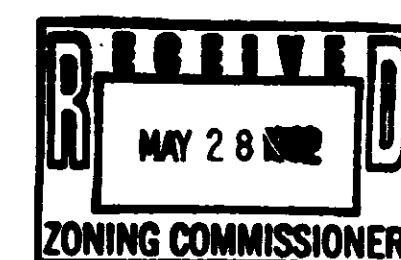
What about the soil erosion problems we are already experiencing? While we built our home in 1988, we were required by Baltimore County to provide silt fencing around our property. Why is there mud and silt on Seminary Avenue with no silt fences? It is very disturbing that the developers Greenbaum and Rose are apparently not providing silt fences as well.

Finally, our property taxes are based on a value which will be significantly reduced by this elimination of trees, elimination of the scenic corridor, further overcrowding of school, further diminishment of county services in the area and increased risk of water table pollution. Do not grant the developers' request for variance 92-391-A.

Sincerely,

Charisse Wernecke

Charisse Wernecke



PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Danhe Wernecke	1245 W Seminary Rd 21093
Michael Scher	8 Stony Meadow Ct 21093
Barbara Wernecke	Scottdale Ct 21093-4715
Granger G. Sutton	" "
Arthur Taup	3503 Hill Spring Drive 21093

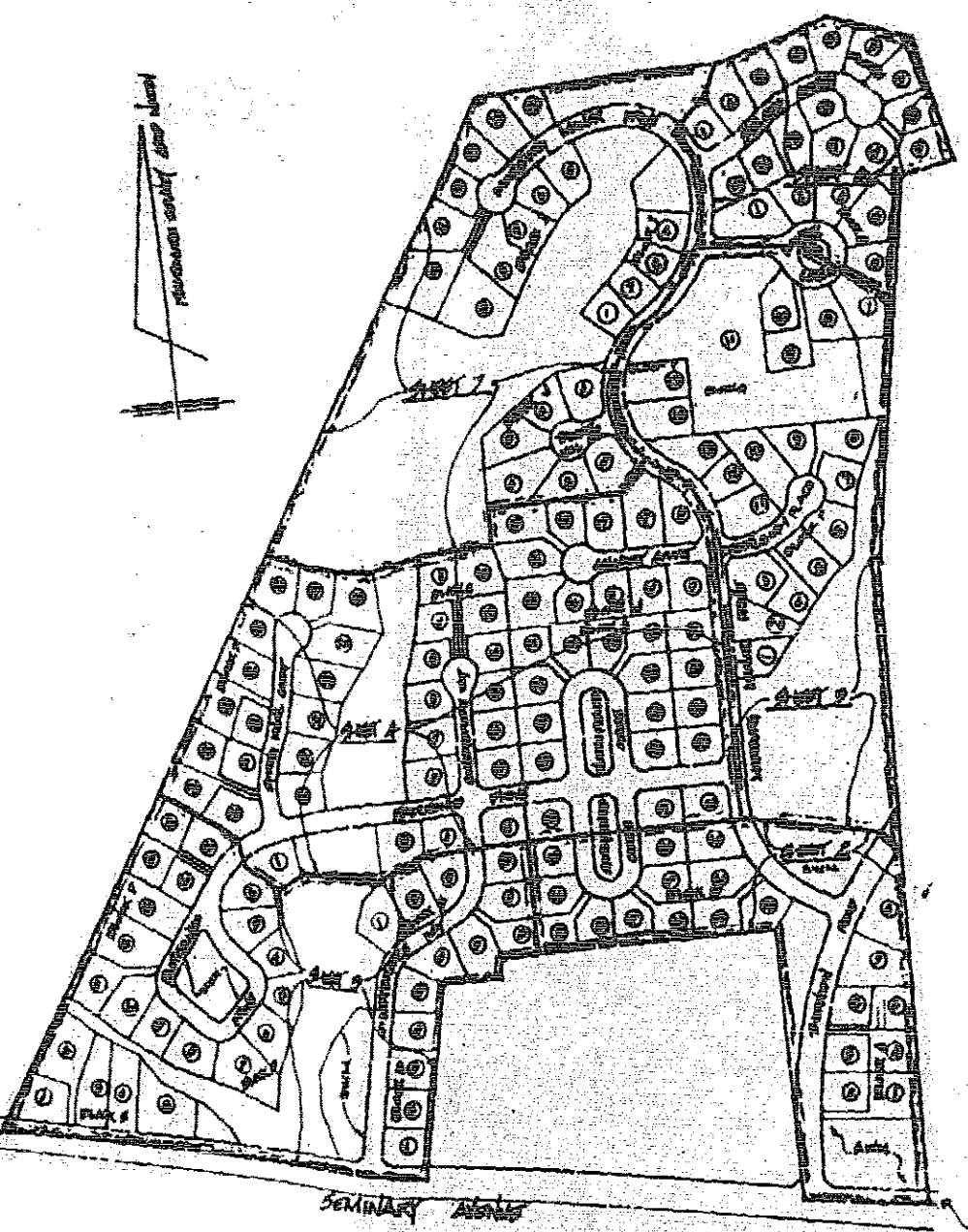
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Jaymar Franklin	4053 W. Surferhouse Dr 21094
Bliss Kenney	7 Hickory Knoll Ct 21093
David J. Kenney	1000 Hillside Dr 21093
Rick Chadsey	6050 Kenilworth Drive 21204
Mark A. Beaumont	1804 Lutherville Dr. Suite 924 21093
Charles Bailey	4546 PASKET PLAZ RD COLUMBIA 21045

VARIANCE	1. HEIGHT TO HEIGHT	2. WINDOW TO WINDOW	3. WINDOW TO LOT LINE	4. WINDOW TO TRACT BNDY
REQUIRED	40	40	15	35
REQUESTED	30	30	5	30
LOT/BLOCK				
1/BLK A	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
9	X	X	X	X
10	X	X	X	X
11	X	X	X	X
12	X	X	X	X
13	X	X	X	X
14	X	X	X	X
15	X	X	X	X
16	X	X	X	X
17	X	X	X	X
18	X	X	X	X
19	X	X	X	X
20	X	X	X	X
21	X	X	X	X
22	X	X	X	X
23	X	X	X	X
24	X	X	X	X
25	X	X	X	X
26	X	X	X	X
27	X	X	X	X
28	X	X	X	X
29	X	X	X	X
30	X	X	X	X
31	X	X	X	X
32	X	X	X	X
33	X	X	X	X
34	X	X	X	X
35	X	X	X	X
36	X	X	X	X
37	X	X	X	X
38	X	X	X	X
39	X	X	X	X
40	X	X	X	X
41	X	X	X	X
42	X	X	X	X
43	X	X	X	X
44	X	X	X	X
45	X	X	X	X
46	X	X	X	X
47	X	X	X	X
48	X	X	X	X
49	X	X	X	X
50	X	X	X	X
51	X	X	X	X
52	X	X	X	X
53	X	X	X	X
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55	X	X	X	X
56	X	X	X	X
57	X	X	X	X
58	X	X	X	X
59	X	X	X	X
60	X	X	X	X
61	X	X	X	X
62	X	X	X	X
63	X	X	X	X
64	X	X	X	X
65	X	X	X	X
66	X	X	X	X
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68	X	X	X	X
69	X	X	X	X
70	X	X	X	X
71	X	X	X	X
72	X	X	X	X
73	X	X	X	X
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78	X	X	X	X
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82	X	X	X	X
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91	X	X	X	X
92	X	X	X	X
93	X	X	X	X
94	X	X	X	X
95	X	X	X	X
96	X	X	X	X
97	X	X	X	X
98	X	X	X	X
99	X	X	X	X
100	X	X	X	X

VARIANCE	1. HEIGHT TO HEIGHT	2. WINDOW TO WINDOW	3. WINDOW TO LOT LINE	4. WINDOW TO TRACT BNDY
REQUIRED	40	40	15	35
REQUESTED	30	30	5	30
LOT/BLOCK				
1/BLK B	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
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18	X	X	X	X
19	X	X	X	X
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31	X	X	X	X
32	X	X	X	X
33	X	X	X	X
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69	X	X	X	X
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71	X	X	X	X
72	X	X	X	X
73	X	X	X	X
74	X	X	X	X
75	X	X	X	X
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89	X	X	X	X
90	X	X	X	X
91	X	X	X	X
92	X	X	X	X
93	X	X	X	X
94	X	X	X	X
95	X	X	X	X
96	X	X	X	X
97	X	X	X	X
98	X	X	X	X
99	X	X	X	X
100	X	X	X	X



KEY MAP
SCALE: 1" = 500'

1ST AMENDED FINAL DEVELOPMENT PLAN

JUNE 2, 1991
1ST AMENDMENTS CONSIST OF
1. REVISION TO KEY MAP (SHEET 1 OF 2) EAST SIDE OF WARBERG MANOR DRIVE AND ALONG CRESTLEIGH PLACE AND LAUREL CIRCLE.
2. REVISION TO ALIGNMENT OF CRESTLEIGH PLACE AND LAUREL CIRCLE. (SEE SHTS 5 & 6 OF 8)
3. REVISION TO LOTS ALONG CRESTLEIGH PLACE AND LAUREL CIRCLE AND ALONG THE EAST SIDE OF WARBERG MANOR DRIVE BETWEEN CRESTLEIGH PLACE AND LAUREL CIRCLE.
4. REVISION TO POSSIBLE GRADING AND UTILITY LOCATION BETWEEN CRESTLEIGH PLACE AND LAUREL CIRCLE.
5. AMENDING NAME OF DEVELOPER.
6. AMENDING PANHANDLE DRIVE PROFILES WHERE NECESSARY.
7. TWO LOTS ARE SOLD WITHIN 300' OF ANY OF THESE REVISIONS.

GENERAL NOTES

1. SITE ACCESS - 6000' ACCESS = 125.93 AC. NET ACCESS = 104.91 AC.
2. DENSITY CALCULATIONS - 60.25 AC X 2.0 = 120.50 DWELLING UNITS ALLOWED
AS 13 AC X 2.0 = 26.00 DWELLING UNITS ALLOWED
TOTAL DWELLING UNITS ALLOWED = 146.50
TOTAL DWELLING UNITS EXISTING = 177 SINGLE FAMILY UNITS FOR SALE
3. C.R.G. APPROVED ON JUNE 19, 1989
4. PARKING REQUIRED = 2 SPACES X 177 VOTG = 354 PARKING SPACES
PARKING PROVIDED = 354 SPACES
5. OPEN SPACE REQUIRED = 650 SQ FT X 177 VOTG = 115,050 SQ. FT. = 2.64 AC
OPEN SPACE PROVIDED = 26.55 AC.3 (LESS 0.35 AC.1 W/ SAN FACILITY IS REQUIRED AS NOTED ON SHEET 7 OF 8)
6. SETBACKS REQUIRED - WINDOW TO WINDOW - 40'
WINDOW TO STREET R/W - 25'
WINDOW TO TRACT BOUNDARY - 30'
BUILDING TO EX. R/W - 25'
BUILDING TO EX. R/W C/L - 30'
BUILDING TO PROPOSED R/W - 0'
BUILDING TO TRACT BOUNDARY - 30'
7. HEIGHT TO HEIGHT REQUIREMENTS - HEIGHT = 0'-0" - 16' SEPARATION
20'-0" - 25' SEPARATION
25'-0" - 30' SEPARATION
HEIGHT = 30'-0" - 40' SEPARATION
40'-0" - 50' SEPARATION
50'-0" - 75' SEPARATION
8. ENVELOPES SHOWN HEREIN ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROVISIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 401 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
9. ACCESSORY STRUCTURES, FENCES AND PROVISIONS INTO YARDS CANNOT BE LOCATED IN PLANT PLAIN AREAS AS HYDRO SOILS, RESOURCE CONSERVATION AREAS OR STREAM BUFFERS.
10. THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTENTS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARTS OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
11. THE EXACT LOCATION OF CURBS AND/OR SIDEWALKS OR DRIVEWAYS IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING FOOTPRINTS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.
12. IF DRAINAGE, UTILITY AND WALKWAY ELEMENTS ARE POWERED, THAN AT LEAST 5' FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.
13. THIS DEVELOPMENT PLAN COMPLIES WITH THE CRG PLAN AND ALL CRG COMMENTS.
14. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. DEED REFERENCE - 1078/400 OWNER - MARY M. MARSHALL, JR. 1918 310, 2007 WEST JUPPA ROAD, RIVERWOOD, MARYLAND 21150
16. TAX ACCOUNT NO. - 08-19-022002
17. NO CLEARING OR GRADING OR CONSTRUCTION IS ALLOWED WITHIN 50 FT. STREAM BUFFERS, RESOURCE CONSERVATION AREAS OR AREAS OF 25% OR GREATER SLOPE EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
18. NON-FORESTED PORTIONS OF WETLAND, STREAM BUFFER AND NATURAL RESOURCE CONSERVATION AREAS (N.R.C.A.) MUST BE REVEGETATED TO MANAGEMENT SPECIFICATION. ALL STEEP SLOPES DISTURBED BY INSTALLATION OF UTILITIES MUST BE REVEGETATED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT SPECIFICATIONS.
19. ACCEPTANCE OF THIS PLAN IN NO WAY IMPAIRS BALTIMORE COUNTY INTO RESERVE COLLECTION IF THIS DEVELOPMENT. AT TIME OF CONSTRUCTION, A REPRESENTATIVE OF THE DEPARTMENT WILL MEET WITH THE DEVELOPER OR HIS REPRESENTATIVE TO REVIEW DETAILS OF RESERVE COLLECTION.
20. TENNIS COURTS SHALL BE CONSTRUCTED ACCORDING TO RECREATION AND PARKS SPECIFICATIONS AS PART OF THE READY CONTRACT, AFTER FINAL APPROVAL OF THE TENNIS COURTS AND OF THE LOCAL OPEN SPACE, LAND TRITE AND MAINTENANCE RESPONSIBILITIES WILL BE TRANSFERRED TO BALTIMORE COUNTY.
21. TEMPORARY BOUNDARY MARKERS AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
22. DISTURBANCE OF THE OPEN SPACE BEYOND THE UNITS SHOWN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
23. ALL DISTURBED AREA OF THE OPEN SPACE SHALL BE REVEGETATED OR REVEGETATED WITH A MAINTENANCE FREE GRASS COVER AS APPROVED BY THE DEPARTMENT OF RECREATION & PARKS.
24. RESTRICTIVE COVENANTS SHALL BE RECORDED IN THE DEEDS OF ALL LOTS CONTAINING OR ADJACENT TO N.R.C. AREAS WETLANDS AND/OR 50' STREAM BUFFERS GOVERNING THE USE OF SUCH AREAS.
25. EVERY EFFORT WILL BE MADE TO PRESERVE NATURAL SPECIMEN TREES.
26. WETLANDS AND STREAM BUFFER AREAS CURRENTLY DISTURBED BY AGRICULTURAL USE SHALL BE REVEGETATED TO THE WETLANDS STREAM BUFFER OR NATURAL RESOURCE CONSERVATION UNITS WHICHEVER IS GREATER.
27. PANHANDLE DRIVES TO BE PAVED WITH A DURABLE, PAVING SURFACE OF BITUMINOUS CONCRETE OR MASADAM.
28. PAVED STREET LIGHTS
29. TAX ACCOUNT NUMBER - 08-19-022002 DEED REFERENCE 914/13 JR. 1078-410
30. AVERAGE DAILY TRIPS = 12.4 X 177 VOTG = 2194.8
31. THE DEVELOPMENT OF LOTS 28-31 BLOCK D, LOTS 32-35 BLOCK E, LOTS 36-39 BLOCK F AND LOTS 40-43 BLOCK G TO BE ACCOMPLISHED FOR MITIGATIVE MEASURES OF SPECIAL PLANTING IN AREAS SHOWN ON PLAN WITH SYMBOL NOTED.
32. A LIMITED AMOUNT OF GRADING AND CONSTRUCTION IS ALLOWED WITHIN AREAS WHERE SLOPES ARE 25% OR GREATER. ALL PROPOSED GRADING ARE TO HAVE MAXIMUM SLOPE OF 3% AND WILL BE STABILIZED PROMPTLY AFTER GRADING HAS BEEN COMPLETED. ADDITIONAL EROSION CONTROL MEASURES WILL BE UTILIZED IN THESE AREAS TO ENSURE SLOPE PROTECTION AS SPECIFIED BY A QUALIFIED SOILS ENGINEER.
33. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD IN TRUST BY THE OWNERSHIP SINCE 1939. NO PART OF THE GRASS AREA IS THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN UTILIZED, RECOVERED OR REVEGETATED AS DENSITY TO SUPPORT ANY AFFINE DWELLINGS.

1ST AMENDED PLANS BY
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

34. SETBACK MINIMUM OF 25' MUST BE HELD WHEN A GARAGE OR CARPORT ENTERS DIRECTLY FROM THE STREET.
35. EXISTING DWELLING ON LOT 11 (BLOCK G) (LAUREL CIRCLE) TO REMAIN. EXISTING POOL TO REMAIN IF LOT 15 - BLOCK F (3700 MARBURG MANOR DRIVE) IS SOLD WITH LOT 11.
36. THE EXISTING LAKE TO REMAIN (LOT 11 - BLOCK G) WILL BE CONNECTED TO PUBLIC WATER AND SEWER.
37. UNDERGROUND FUEL TANKS NOT TO BE USED MUST BE REMOVED UNDER SUPERVISION OF THE WASTE MANAGEMENT SECTION OF DEPRM.
38. THE DRILLED WELL (LOT 9 - BLOCK C) WILL BE DISCARDED FROM RECORD PLAT AND A WELL ABANDONMENT REPORT WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

SEMINARY OVERLOOK

- REVISIONS - 11-1-89
- SLOPES MARKED TO BE VEGETATED
 - OPEN SPACE ACCESS SHOWN AND DETAIL CORRECTED AND CALLED FOR AT LOTS
 - STREAM CAPPING, CULVERTS, STREETS
 - RESOURCE CONSERVATION LINE REVISED PER COMMENTS
 - NOTE #27 BY MINOR (COPIES)
 - NOTES ADDED RE: GARAGE SETBACKS AND EX. DWELLING AND EX. POOL (NOTES #41 & #42)
 - OWNERS NAME ADDED TO NOTE #15
 - MINIMUM BUILDING SEPARATION CHART ADDED SHEET 5
 - APPROVAL STAMPS ADDED SHEETS 6, 7 & 8
 - NOTES CORRECTED FOR NUMBERS OF LOTS
 - SCHEDULED VELOCITY CHARTS IN PAVES AND STORM OPERATIONS SHOWN
 - STREAM DRAIN DETAILS
 - 6" UP STREAMS SHOWN PER FIELD LOCATIONS APRIL, 1989
 - BUFFERS ADJUSTED ACCORDING
 - NOTES #41, #42 & #43 ADDED AND STREAM COMMENTS
 - PAVING AND SWM SHOWN AND NOTE ADDED ON 9/18/89
 - REVISIONS 11-1-89 ENVELOPE LINES SHOWN MORE CLEARLY
 - NOTE #27 ADDED (COPIES)
 - PNL NOTE ADDED 9/18/89

DRAWING	DATE	REVISIONS
Check	6/15/91	TO KEY MAP (1ST AMENDMENTS)
Design	6/15/91	STREAM BUFFER LINE ADDED TO LEGEND

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
BALTIMORE 1101 YORK RD, BALTO. MD 21206 (301-977-2000) MARYLAND

GREENE DAUNE ROSE ASSOCIATES, INC.
1922 FEISTERVON ROAD
SUITE 210
BALTIMORE, MD 21208 (301-464-4800)

8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PLAT TO ACCOMPANY PETITION FOR VARIANCE
MARCH 27, 1992

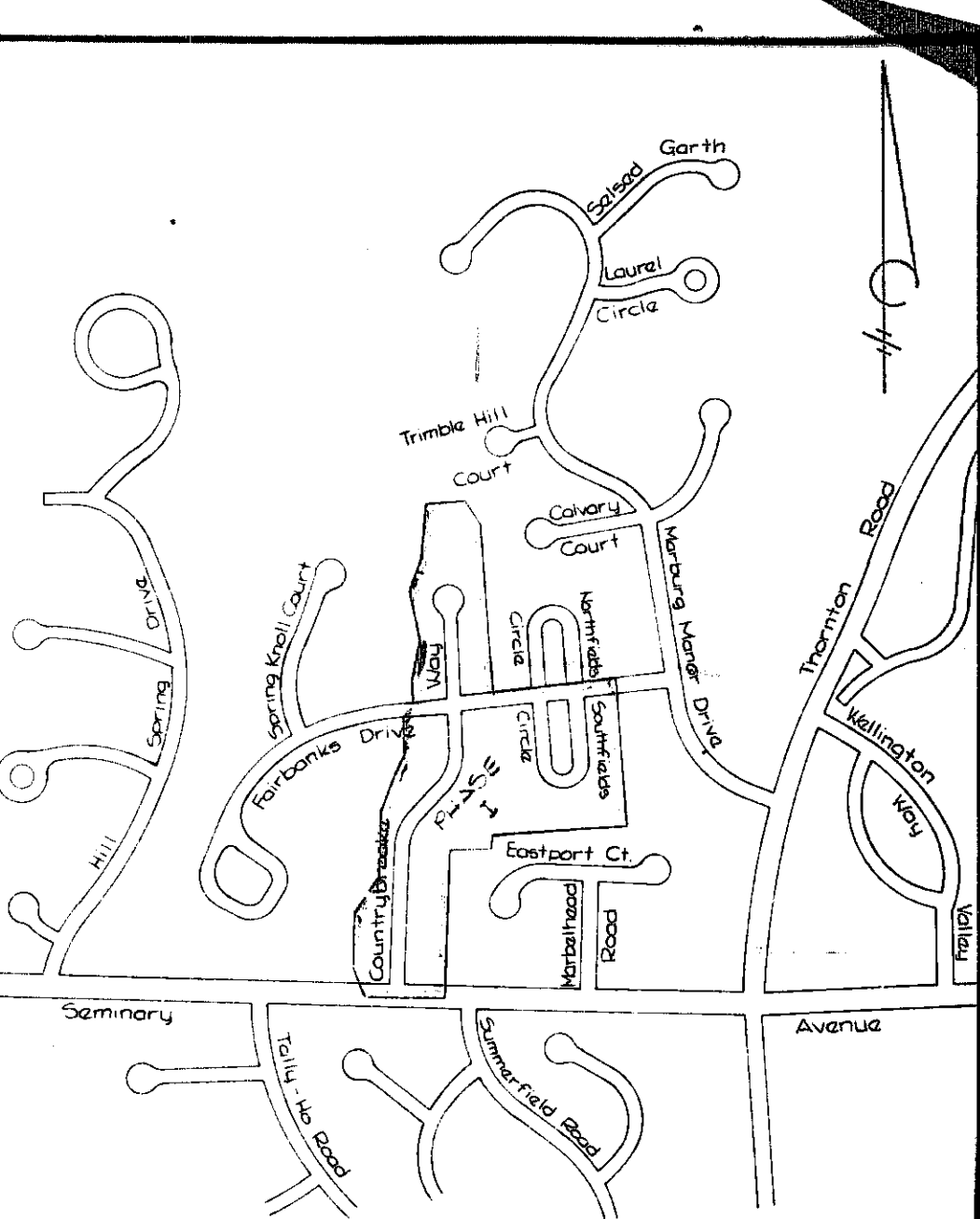
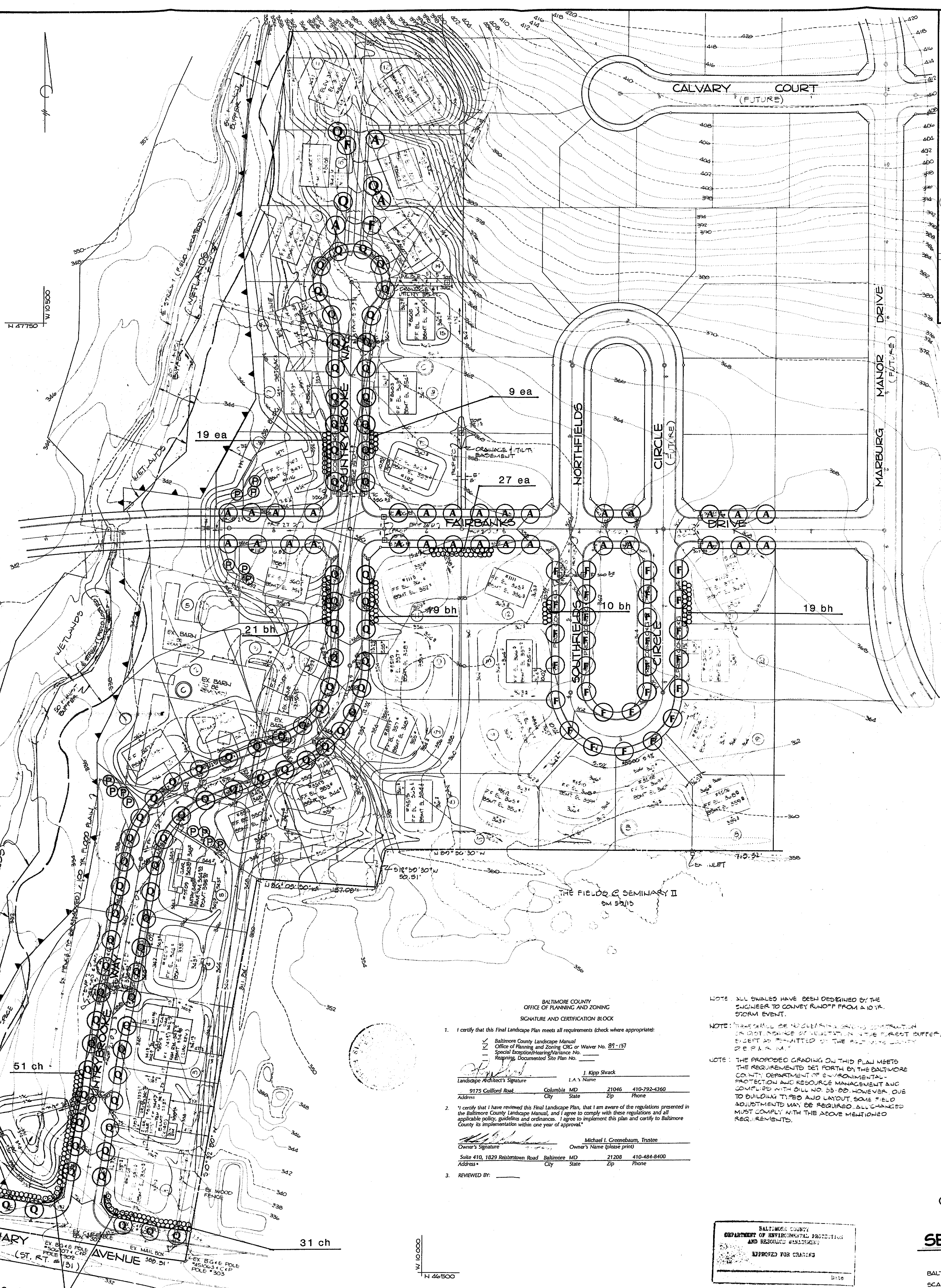
OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE



SHEET	DATE	CONTRACT NUMBER
1 OF 2	MARCH 2, 1989	89-111
	SCALE AS SHOWN	



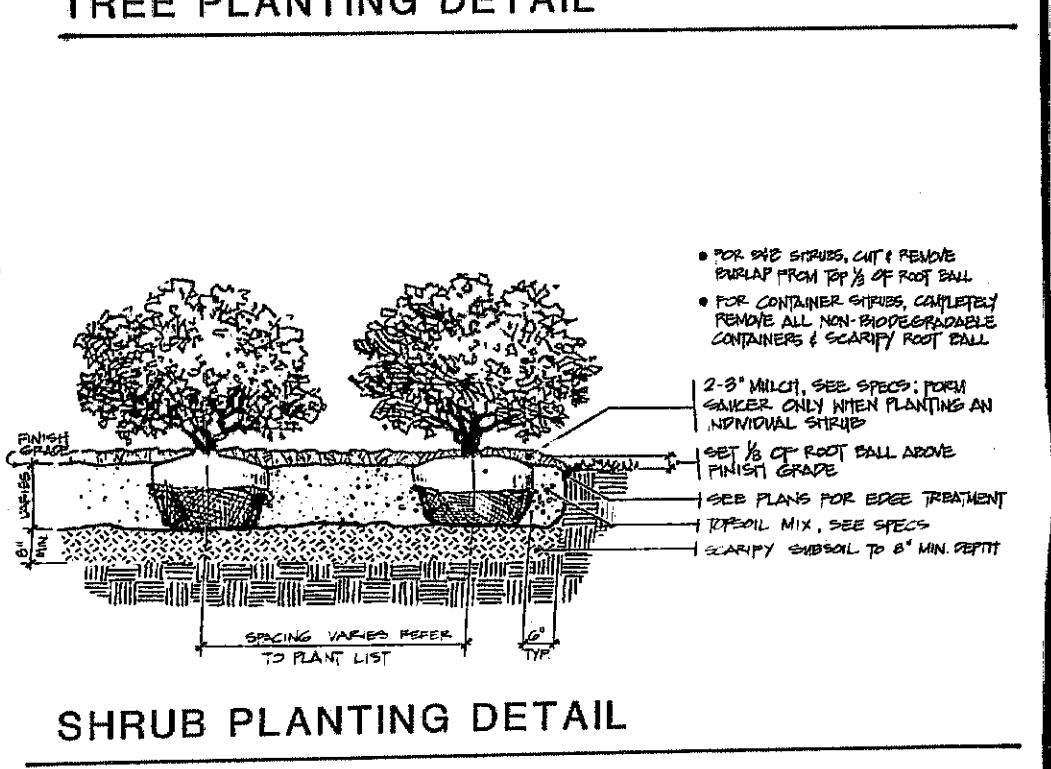
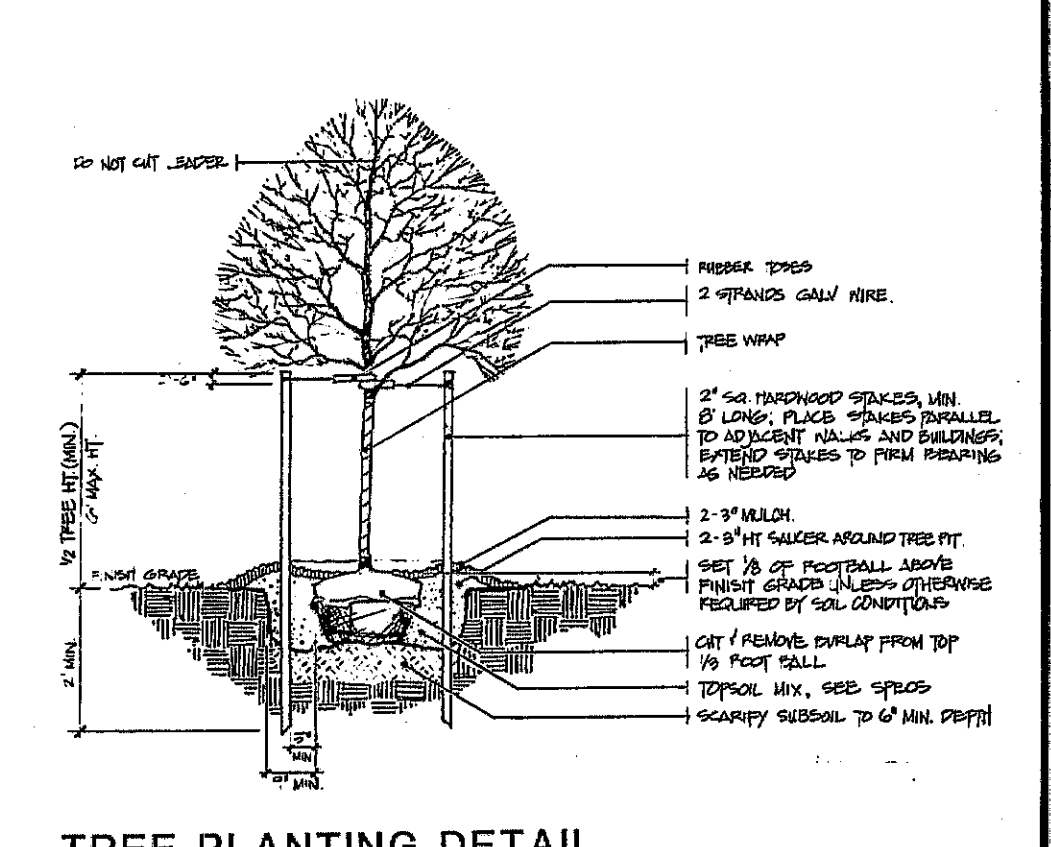
VICINITY MAP
SCALE 1" = 500'

DM HUB 10 1720 ELEV 541.67
SET 1/4" FROM BAK IN GROUND ON N SIDE OF SEMINARY
AVE. 300' WEST OF THORNTON RD.

WATER SHIPMENTED HOUSE TYPE 8 GRADING ON LOT 5 BAK B
MARCH 15 1975 - ELEV HOUSE TYPE 4 GRADING ON LOT 2 & 3 BAK B

KEY	RECOMMENDED NAME	SIZE	REMARKS
100	Baron's plantain	12-14" Ht.	Full
101	Baron's plantain	2-3" Ht.	Full
102	Baron's plantain	2-3" Ht.	Full
103	Baron's plantain	2-3" Ht.	Full
104	Baron's plantain	2-3" Ht.	Full
105	Baron's plantain	2-3" Ht.	Full
106	Baron's plantain	2-3" Ht.	Full
107	Baron's plantain	2-3" Ht.	Full
108	Baron's plantain	2-3" Ht.	Full
109	Baron's plantain	2-3" Ht.	Full
110	Baron's plantain	2-3" Ht.	Full

Planting Unit	Required	Provided
Interior Roads		
Country Brook Way	150 LF	
Marburg Drive	1470 LF	
Northfields Circle	750 LF	
Total Interior Roads	2970 LF	150
Adjacent Roads		
Seminary Avenue	400 LF	10
Class A Screening		
Stormwater Management	270 LF	10
Class A Screening		
Units from R.O.W.	455 LF	31
Total Project Planting Units	209	209



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
SIGNATURE AND CERTIFICATION BLOCK

1. I certify that this Final Landscape Plan meets all requirements (check where appropriate):

Baltimore County Landscape Manual
Office of Planning and Zoning CPG or Waiver No. 81-157
Special Exception/Hearing/Reliance No.
Reopening, Documented Site Plan No.

2. I certify that I have reviewed this Final Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to implement this plan and certify to Baltimore County its implementation within one year of approval.

3. REVIEWED BY: _____

NOTE: ALL DWELLS HAVE BEEN DESIGNED BY THE ENGINEER TO CONVEY RUNOFF FROM A 10-YR. STORM EVENT.

NOTE: THE PROPOSED GRADING ON THIS PLAN MEETS THE REQUIREMENTS SET FORTH IN THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT AND COMPLIES WITH DIRM NO. 33-80. HOWEVER, DUE TO BUILDING TYPED AND LAYOUT, SOME FIELD ADJUSTMENTS MAY BE REQUIRED. ALL CHANGES MUST COMPLY WITH THE ABOVE MENTIONED REQUIREMENTS.

(REVISED) FINAL LANDSCAPE PLAN SEMINARY OVERLOOK PHASE 1

BALTIMORE COUNTY, MD ELECTION DISTRICT 5-C-3
SCALE: 1" = 50' DATE: APRIL 30, 1992

LANDSCAPE PLAN PREPARED BY: LDR INTERNATIONAL
8175 GUILFORD ROAD COLUMBIA, MD. 21046
(410) 792-4360

OWNER/DEVELOPER
GREENBAUM & ROSE ASSOCIATES, INC.
1829 REISTERSTOWN ROAD
SUITE 410
BALTIMORE, MARYLAND 21208
(301) 484-4800

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

WATER QUALITY FACILITY #2 USE
4000 GPD STORM SEWER PLANT
#200 GPD

WATER QUALITY FACILITY #2 USE
THE FIELDS AT SEMINARY
DM 35/97

OWNER'S/DEVELOPER'S GRADING CERTIFICATION:
I/WE CERTIFY THAT ALL GRADING ON THIS SITE WILL BE DONE IN ACCORD-
ANCE WITH THE CURRENT GRADING REQUIREMENTS AS SET FORTH BY THE BALTIMORE
COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
AND WITH THE REQUIREMENTS SPECIFIED IN BILL NO. 33-80.

OWNER/DEVELOPER TITLE DATE
PRINT NAME